

To the Householder / Business Owner

Subdivision & Rezoning Applications Pasminco Cockle Creek Smelter

As you may be aware, the Pasminco Cockle Creek Smelter ('PCCS') ceased operations in September 2003. Since that time Fitzwalter Group Pty Ltd has been appointed by the Deed Administrator for PCCS Pty Ltd as the site project manager and are managing a number of activities associated with the winding up of operations including decommissioning of operations, remediation planning, demolition of buildings and structures and disposal of assets.

As part of this task, PCCS Pty Ltd (Subject to Deed of Company Arrangement) proposes to lodge applications with Lake Macquarie City Council ('LMCC') for the rezoning and subdivision of three parcels of the company's land holdings generally on the periphery of the site away from the area containing the smelter and the area where contaminated material is stored. These applications are:

- > A Development Application to subdivide approximately 13 hectares of the PCCS site to allow for a western extension of the Cardiff Industrial Park and the associated extension of Munibung Road, Cardiff. This subdivision application proposes to release land currently zoned for industrial purposes;
- > An application to rezone a triangular land holding between Frith Avenue and Main Road, Boolaroo (i.e. immediately north of Boolaroo). This rezoning application will be lodged in mid January 2005 to rezone the land for residential and associated uses including open space as a logical extension of the Boolaroo township to the north; and
- > An application to rezone land east of First, Second and Third Streets, Boolaroo. This land is a separate lot (parcel) to the main site. Similarly, this rezoning application will be lodged in January 2005 and will seek to rezone the land to permit residential and associated uses as a logical extension of Boolaroo to the east.

As part of the planning for each of the above three applications, a specialist team of consultants have been investigating all relevant issues associated with the sites. Environmental issues such as any existing contamination, flora and fauna, traffic, noise, soil suitability, stormwater management, servicing (water, sewer etc.) and visual impacts have been examined.

As these sites are located on the periphery of the PCCS site, their disposal and redevelopment does not preclude options for the redevelopment of the main part of the PCCS site containing the smelter buildings and contaminated material storage areas. In the future, further rezoning and development applications will be lodged to facilitate the redevelopment of the main part of the PCCS site which is identified as suitable for redevelopment once remediation planning and other environmental investigations and site preparation works are complete.

LMCC will be assessing the applications in accordance with the NSW Environmental Planning & Assessment Act and Council's notification policy and as such you will be provided with a formal opportunity to view and comment on the subdivision and rezoning applications during the exhibition period which will be advertised by LMCC at the appropriate time.

We look forward to any involvement you may wish to have in the assessment of the subdivision and rezoning applications. If you would like any further information please do not hesitate to contact Mr Andrew Freeman of the Fitzwalter Group on (02) 9211 6633.

Yours sincerely
FITZWALTER GROUP



ANTHONY FITZSIMMONS
Director